

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
TRILOGY GROVE COMMUNITY ASSOCIATION, INC.

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THE STATE OF TEXAS       §  
  §  
COUNTY OF BEXAR       §

The undersigned, being the Managing Agent for Trilogy Grove Community Association, Inc. ("Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Trilogy Grove.
2. Name of Association: The name of the Association is Trilogy Grove Community Association, Inc.
3. Recording Data for the Subdivision:
  - a. Trilogy at Huebner Creek, a subdivision in Bexar County, Texas according to the map or plat thereof recorded under Clerk's File No. 20240012891 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Declaration of Covenants, Conditions, and Restrictions for Trilogy Grove.
  - b. Recording Information:
    - (1) Bexar County Clerk's File No. 20250019458.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Trilogy Grove Community Association, Inc. c/o Diamond Association Management and Consulting, 14603 Huebner Road, Bldg. 40, San Antonio, Texas 78230.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Rodney Herrera  
Diamond Association Management and Consulting  
14603 Huebner Road, Bldg. 40

San Antonio, Texas 78230  
 210.561.0606  
[manager@damctx.com](mailto:manager@damctx.com)

7. The Association's Dedicatory Instruments are Available to Members Online at: TrilogyGrove.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 225.00
Transfer Fee	\$225.00
Capitalization Fee [Declaration Art. XIV, Sec. D]	Each Grantee acquiring title to a Lot within the Property from a Builder covenants and agrees to pay to the Association a capitalization fee for such acquired Lot, which Capitalization Fee is an amount equal to 100% of the then-current Annual Assessment rate charged to Owners (other than Builders), unless otherwise determined by the Board. The Capitalization Fee is a one-time fee, payable only upon the initial transfer of title from a Builder to an Owner.

Executed on this 7 day of May, 2025.

TRILOGY GROVE COMMUNITY ASSOCIATION,  
 INC.

By: Diamond Association Management and  
 Consulting, Managing Agent

By: 

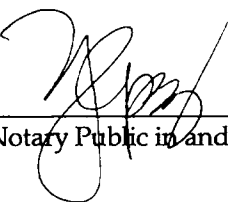
Printed: Rodney Herrera

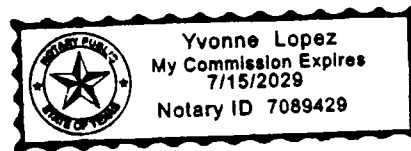
Its: Managing Agent

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report all of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS       §  
  §  
COUNTY OF Bexar       §

BEFORE ME, the undersigned notary public, on this 1<sup>st</sup> day of May, 2025 personally appeared Rodney Herrera, the Managing Agent for Diamond Association Management and Consulting, Managing Agent for Trilogy Grove Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20250086455

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**Total Fees:** \$33.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 5/13/2025 4:01 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk